

VICINITY MAP
ADC MAP 37TH EDITION
PAGE 9, GRID F-9
SCALE: 1" = 1000'

GENERAL NOTES:

1. PROPERTY ADDRESS: #2991 WOODLAND DRIVE, N.W.
WASHINGTON, DC 20008
3. PROPERTY IS RECORDED AMONG THE LAND RECORDS OF THE
OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA IN
SUBDIVISION BOOK 193 PAGE 68.
4. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR SET AND
VERIFIED PER FIELD SURVEY PERFORMED: MAY 24, 2012.

TOPOGRAPHIC INFORMATION NOTES:

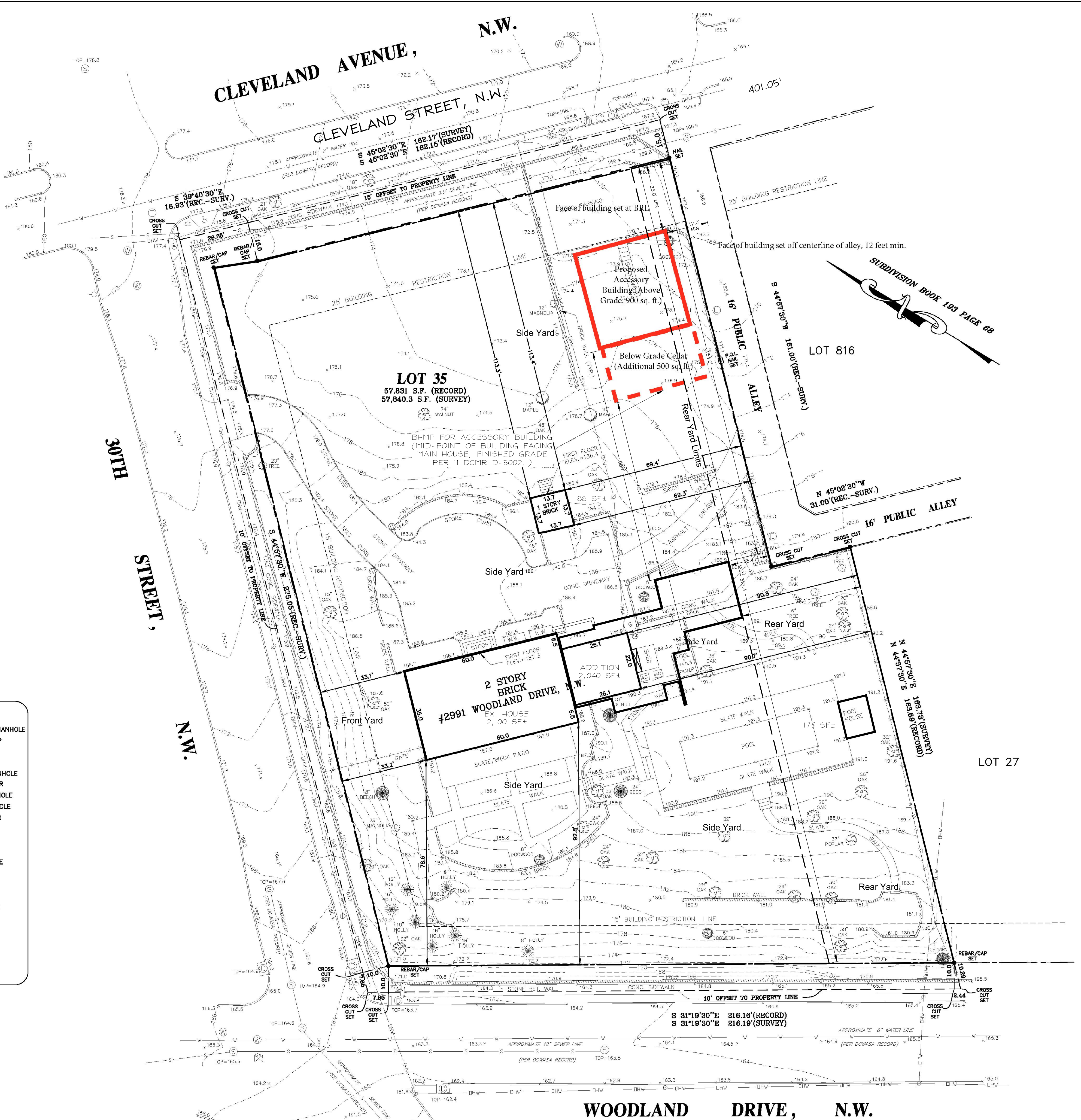
1. THE ELEVATIONS SHOWN HEREON HAVE BEEN ESTABLISHED
BASED UPON D.C. WASA VERTICAL DATUM. THE BENCH MARK FOR
THIS DATUM HAS BEEN ASSIGNED THE FOLLOWING ELEVATION.
FIRST FLOOR ELEVATION = 187.3'.
2. THE TYPE AND NATURE OF ALL UTILITIES SHOWN HEREON HAS
BEEN ESTABLISHED BY ON SITE OBSERVATION AND FIELD
LOCATION. ANY UTILITIES SHOWN SHOULD BE CONSIDERED
INCOMPLETE, AND HAVE NOT BEEN REFERENCED OR VERIFIED WITH
ANY UTILITY COMPANY AS-BUILT PLANS OR RECORDS.
3. 1" INTERVAL FIELD RUN TOPOGRAPHY BY SNIDER & ASSOCIATES.
1. Base Survey by Snider & Associates, dated May, 2012. Used as base for Zoning
Analysis only, improvements have not been field verified.

Zone: R-6 (TSP Residential House Zone)
Max. Lot Occupancy = 30% (11 DCMR D-404)
Front Setback Range applies per 11 DCMR D-405
25' Minimum Rear Yard (11 DCMR D-406.1)
8' Minimum Side Yard (11 DCMR D-206.2)
50% Minimum Pervious Surface (11 DCMR D-408)
Tree Removal Restrictions per 11 DCMR D-409 and
Accessory Building:
Maximum Height = 20 feet / 2 stories
(11 DCMR D-5002)
Locate in rear yard, 12 feet minimum from center line of alley
(11 DCMR D-5004)
Locate in side yard, observe side yard setback, 10 feet off
main building
(11 DCMR D-5003)
Maximum Building Area = 30% of required rear yard
0.3 x 25 feet x 313 feet width = 2,347 sq. ft.
(11 DCMR D-5006)

#2991 WOODLAND DRIVE, N.W.
LOT 35 SQUARE 2139
WASHINGTON
DISTRICT OF COLUMBIA
SCALE: 1" = 20'



ZONING FEASIBILITY SKETCH
06/17/2019, DCL
CAS PROJECT No. 12-095-DC



LEGEND

- FIRE HYDRANT
- STORM DRAIN MANHOLE
- HANDICAP RAMP
- LIGHT POLE
- POWER POLE
- TELEPHONE MANHOLE
- AIR CONDITIONER
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- OAS VALVE
- SANITARY MH
- GUY POLE
- WATER MANHOLE
- GROUND SHOT MONUMENT
- TREE
- OVERHEAD WIRE
- SEWER LINE
- WATER LINE
- WOODL FENCE
- 2' CONTOUR
- METAL FENCE

CALL "MISS UTILITY" AT 1-800-257-7777
FOR UTILITY LOCATION AT LEAST 48
HOURS PRIOR TO BEGINNING CONSTRUCTION.